



RE/MAX
NIAGARA
— REALTY LTD., BROKERAGE —
Independently Owned and Operated

3867 Dominion Rd Ridgeway



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Broker

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PRIME COMMERCIAL AND RESIDENTIAL DEVELOPMENT OPPORTUNITY IN THE HEART OF RIDGEWAY. Situated on a highly visible 1.37-acre corner lot at the intersection of Dominion Rd and Gorham Rd, this exceptional property offers outstanding exposure with approximately 194ft of frontage on Dominion Rd and 245ft of frontage on Gorham Rd. Located between Downtown Ridgeway's vibrant shops, restaurants, and services and the growing commercial corridor along Gorham Rd, the property is ideally positioned for a wide range of future uses & severance configurations. The property's Commercial and Residential zoning creates endless possibilities for investors, developers, business owners & entrepreneurs. Permitted uses include automotive shops and vehicle service centres, medical clinics & pharmacies, veterinary clinics & animal hospitals, cafés and bake shops, banks, retail stores, professional offices, studios, fitness centres, car washes & many other commercial opportunities. The site also offers excellent potential for residential or mixed-use development, allowing a combination of commercial space & residential units in one of Niagara's fastest-growing communities. Currently situated on the property is an approximately 2,500sqft automotive building featuring six bay doors, two vehicle hoists, & a 2pc washroom, along with a 1200sqft 2-bedroom, 2-bathroom bungalow complete with a beautiful rear sunroom. The location offers exceptional walkability to Downtown Ridgeway's shops, restaurants, parks, elementary school, and the 26-km Friendship Trail, while also being just minutes from Crystal Beach's sandy shoreline & Lake Erie lifestyle. Convenient access to the QEW, Niagara Falls, Toronto & the Peace Bridge to the USA further enhances the property's appeal. Whether you're looking to establish a business, expand an existing operation, develop a mixed-use project, or secure a strategic land holding, this is a rare opportunity to acquire one of Ridgeway's most prominent corner properties.

LIST PRICE: 2,499,000

LAND SIZE: 1.37 ACRE CORNER LOT

PROPERTY:

- 1 PIN = 641910322, 2 ARNs
- 1.376-acre prime exposure corner lot
- 194ft of frontage on Dominion Rd & 245 feet of frontage on Gorham Rd
- Zoned R2 Residential and C2 Commercial
- R2 Zoning allows 2 Accessory Dwelling Units or 1 Accessory Dwelling Unit and 1 Detached Accessory Dwelling Unit (see R2 Zoning By-Law)
- C2 Zoning allows a variety of Permitted Uses (see C2 Zoning By-Law)
- 2 Water wells on the south property line, not in use currently

2500 SQ FT AUTO-SHOP:

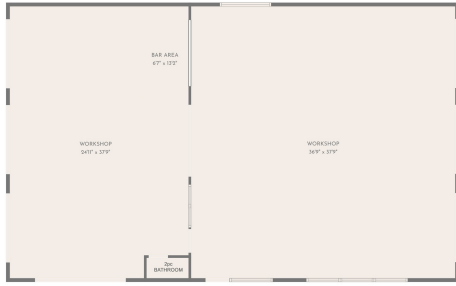
- Heat: 2 ceiling gas furnaces
- Air Conditioning: Window A/C unit in the repair part of the shop
- 7 Bay doors, 1 doesn't open because of the position of the other corner door opener
- Rentals: None, small electric, fully owned hot water tank
- Number of Bathrooms: 1 x 2pc bathroom
- Alarm system
- Inclusions:
 - Ceiling fans
 - Air compressor, 80 gal. Stand up, approx. 10 years old
 - Two Hoists - but must be inspected for future use
 - Tire Balancer machine built 1992 (Hofman), works for up to 19"
 - Tire Changer (John Bean)

1200 SQ FT HOUSE:

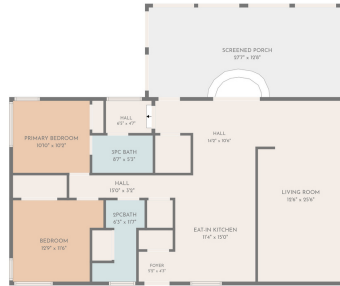
- 3851 Dominion Rd is the municipal house address
- 2 Bedrooms
- 2 Bathrooms
- The gas fireplace in the basement hasn't been used much.
- Windows are about 20 years old
- The roof was last done in Aug 2010
- Rentals: Hot Water Heater is a rental from Enercare since 2022
- Heat: Gas/Forced Air Furnace is from 2008
- Window Air Conditioning Unit
- Inclusions: Fridge (2000), Stove, over-range microwave (2022), dishwasher (2008), washer, dryer, water softener (2010)



APPROXIMATELY 194FT OF FRONTAGE ON DOMINION RD AND 245FT OF FRONTAGE ON GORHAM RD



TOTAL: 2342 sq. ft.
132 ROOM: 2342 sq. ft.
EXCLUDED AREAS: WALLS: 100 sq. ft.



TOTAL: 1191 sq. ft.
11 ROOM: 1191 sq. ft.
EXCLUDED AREAS: SCREENED PORCH: 349 sq. ft., WALLS: 101 sq. ft.



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Not intended to solicit persons or properties currently under contract
Prices are subject to change